



1a Thirlmere Drive, Wallasey, CH45 4LN Offers In The Region Of £170,000



Welcome to this exceptional flat with commercial unit below located on Thirlmere Drive in the charming area of Wallasey. This property offers a unique blend of residential comfort and commercial potential, making it an ideal investment opportunity.

The flat features two well-proportioned bedrooms, perfect for a small family or professionals seeking a comfortable living space. The reception room is inviting and provides a lovely area for relaxation or entertaining guests. The bathroom is conveniently located, ensuring ease of access for all residents.

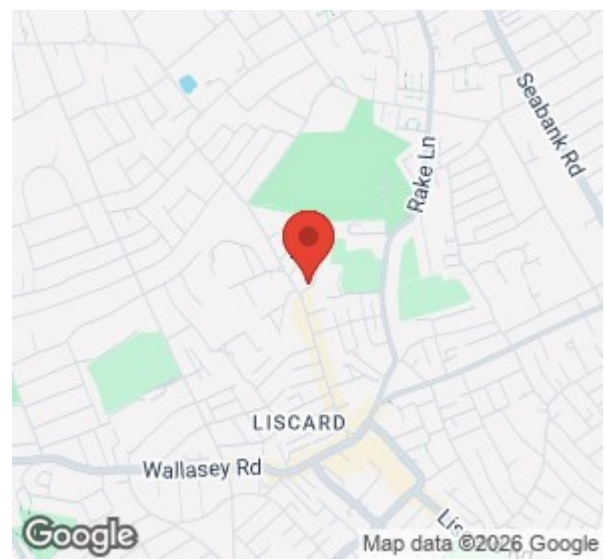
One of the standout features of this property is its commercial unit situated on the ground floor, with access from Seaview Road. This versatile space has previously been used as a wedding photography studio, showcasing its adaptability for various trades or the potential for conversion into a House in Multiple Occupation (HMO). The large premises include a kitchen and a shower room, adding to the convenience of the commercial area. Additionally, the garage, equipped with an electric roller shutter door, offers secure storage or further business opportunities.

Located in a desirable neighbourhood, this flat is not only a wonderful home but also a promising investment. Whether you are looking to reside in a vibrant community or seeking a property with commercial potential, this flat on Thirlmere Drive is certainly worth considering. Don't miss the chance to explore the possibilities this unique property has to offer.

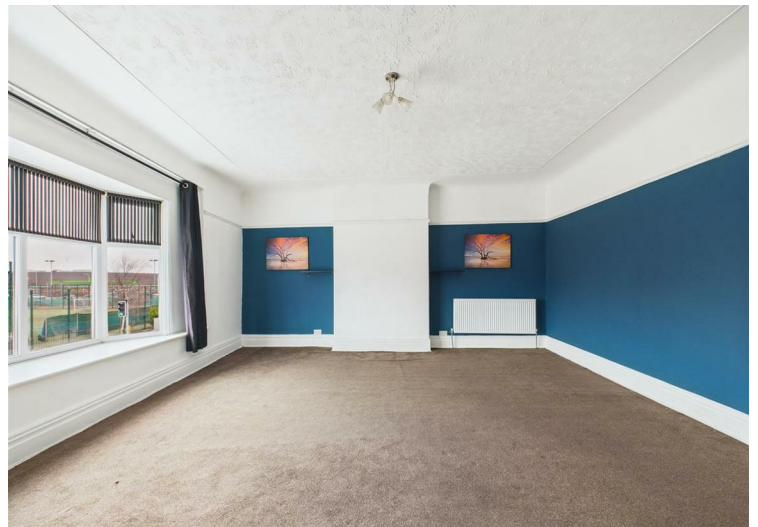
- Two Bedrooms
- Spacious Flat With Commercial Unit Below
- Sought After Location
- Central Liscard
- Double Glazed
- Gas Central Heating System
- Garage
- EPC Rating E

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	63
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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